



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
August 10, 2016**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Ed McEachern, Secretary; Evan Rogers, Treasurer; Kevin Maguire, and Eric Wolman. Elizabeth Hightower was absent.

President's Report was given by Rosa Brown noting the tasks completed by the Board and work-in-progress since the July meeting as follows:

1. Net rental income from the Clubhouse for the month of July 2016 was \$825, and a \$150 forfeited deposit, for a total of \$975.
2. Annual Back to School Pizza Party was held. The cost for the party was \$230.
3. Eric and Rosa participated in a neighborhood ride along with Crystal and Rhonda from ACS.
4. Mulch for playground was ordered and spread; mulch cost \$854 and spreading cost \$400, for a total cost of \$1254.
5. The board has coordinated with Cass Mooney, Linnea Miller and Beth Hilscher to attend and address Ruby Forest residents at the next meeting on Wednesday, September 14.
6. AT&T has been contacted to discontinue phone service through the winter months.
7. A homeowner was contacted regarding a violation letter from ACS.
8. Discussed forfeit of deposit check for pool floor damaged by grease from a grill with Clubhouse renter.
9. Eric Wolman replaced one of the Clubhouse doorknobs.
10. Ordered industrial de-greaser and removed grease stain from pool area.
11. Contacted and solicited pool companies for proposals on managing pool for 2017 season.

Treasury Report was given by Evan Rogers:

The HOA account balances as of 08/01/2016 were reported as follows:

Wells Fargo Debit	\$ 2,010.33
Wells Fargo Primary	\$ 2,639.12
Wells Fargo Savings	\$ 26,431.31 (Reserve Account)
Operating Account with ACS	\$ 50,483.78
Money Market Account with ACS	<u>\$ 28,038.90</u>
TOTAL ALL ACCOUNTS	\$109,603.44

Secretary Report was given by Ed McEachern:

Minutes from the June and July Board Meeting were approved by the Board. The Minutes have been published on the Ruby Forest website at www.rubyforest.net.

Covenants Report was given by Eric Wolman:

- Status of site inspections and violation notices were reviewed.
- Pending Exterior Improvement Applications were reviewed.
- Communications with ACS should now go through Rhonda Moles i.l.o. Darren.
- Board to discuss response time with ACS

Membership Report was given by Rosa Brown:

Membership status as of 07/11/2016 was reported as follows:

Permanent Full	284
<u>Permanent Civic</u>	<u>62</u>
Total Members:	346
Total Non-Members:	97

BUSINESS AGENDA
August 10, 2016

CLUBHOUSE

- FAQ and information pertaining to the clubhouse has been updated on the website.
- Quotes to clean carpets to be requested in December for cleaning in January.
- Garbage duty schedule to be as follows: August – Ed McEachern; September – Evan Rogers; October – Chris Hartwell; November – Kevin Maguire; December – Rosa Brown; January – Eric Wolman.
- The Board will solicit volunteers to assist Rosa Brown with clubhouse rentals.
- Clubhouse rental contract will be updated to add “No Outdoor Cooking allowed”.

COMMUNICATIONS

- Updates to the Ruby Forest website are ongoing:
 - Updating pdfs (tennis team submittals etc.)
 - Update of photos (Dallas Gillespie will be asked to take professional photos of clubhouse)
 - Archive of monthly minutes. Elizabeth Hightower will perform this task.

COVENANTS

- Status of site inspections and violation notices was presented by Eric Wolman.
- A pending Exterior Improvement Application for a garage door color was discussed by the Board and approved.
- Reviewed and discussed Exterior Improvement Application process.
- Discussed current violations including RV's parked in driveways, boats and trailers parked in driveways and how to enforce no overnight parking on the street.

EVENTS

- Discussed Halloween to be celebrated on Saturday, October 29th instead of Monday – Decided to celebrate on actual holiday, will include a Chili Cook-Off. Ed to find out if his son will be able to provide a hay-ride as in the past.
- Chris Hartwell to discuss possible HOA Trivia Night with Paul Johnson, who will, hopefully, serve as the Trivia Host.
- Chris Hartwell to discuss with Dallas Gillespie possibly having a movie beside the playground with inflatable screen, in the fall (possibly in conjunction with the fall festival).

GROUNDS

- Trees/branches have been trimmed by SESMAS for \$375.
- Several electrical jobs have been quoted by Wise Electric and have been headed by Elizabeth Hightower. Further quotes for additional work to be requested by Elizabeth, including motion-sensors on lights at back tennis courts.

LAKE

- Quote needed to cut trees on the Lake Ruby dam.

MEMBERSHIP

- Two key fobs have been re-activated.

POOL

- Technician acid washed baby pool and installed deck drains by adult pool at a cost of \$730.
- Repaired pool light (includes gasket, bulb, and light fixture leak & underwater test) at a cost of \$595.
- New timer for pool lights was installed at a cost of \$795.
- Tile replaced on pool deck at a cost of \$250 (water level had to be lowered and then refilled).
- Rosa obtained quotes for possible new pool management companies. Quotes were handed out to everyone and requested to review for further discussion before September 15 deadline.
- Discussed the possible purchase of new pool furniture for next pool season (to replace old, stained furniture).
- Future project (before next pool season):
 - Fencing around pool
 - New pool furniture
 - Refurbish the pool deck
 - New key fob system to pool and tennis courts
 - Discussion around additional security cameras
 - Update playground, fort is becoming run-down as is retaining wall

TENNIS

- Quotes to be obtained to the repair of upper tennis court cracks during the off season.

TREASURER

- Financial reports were reviewed.
- Discussed raising Dues to help with projects to update playground and pool area.

The meeting was adjourned by Rosa Brown at 8:32 p.m.

NEXT MEETING: Board meeting: Wednesday, September 14, 2016 at 6:00pm

Community meeting with Cass Mooney, Linnea Miller and Beth Hilscher to discuss city projects and safety: Wednesday, September 14, 2016 at 7:00 p.m.